



PROPOSED CLASS A OFFICE BUILDING

1717 Edgewater Drive, Orlando, Florida 32804

INVESTMENT HIGHLIGHTS

- Fully entitled and approved
- Approved for 8,909± SF of office and 989± SF of retail space
- 1.0 F.A.R.
- Land Size: 0.23 acres
- Can be delivered "turn key"

OFFERING SUMMARY

This is the first time this property has ever been offered to the market. This asset represents only one of a few Class "A" office buildings along the Edgewater Drive corridor in the prestigious College Park submarket. This property can be purchased as a traditional investment with upside vacancy and rent growth potential or as a one-of-a-kind owner/user opportunity with additional in-place income. This is a very rare opportunity to own the newest, one-of-a-kind Class "A" office buildings in College Park.



OFFERING PRICE:

Call for pricing



RENTABLE SQUARE FEET:

8,909± SF



POTENTIAL SPACE TO OCCUPY:

8,909± SF



LAND AREA:

0.23± Acres



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